116.0	0001	0009.C	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	776,700 /	776,700
					USE VALUE:	776,700 /	776,700
					ASSESSED:	776,700 /	776,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN PETER J & BEVERLY
Owner 2:	
Owner 3:	
Street 1:	77 WRIGHT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .177 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Clapboard Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7697.000	321,100		455,600	776,700
Total Card	0.177	321,100		455,600	776,700
Total Parcel	0.177	321,100		455,600	776,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 505.66 | /Parcel: 505.66

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 74225

GIS Ref

GIS Ref

Insp Date 12/02/08

!8982!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 116.0-0001-0009.C

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	321,100	0	7,697.	455,600	776,700		Year end	12/23/2021
2021	101	FV	311,600	0	7,697.	455,600	767,200		Year End Roll	12/10/2020
2020	101	FV	311,600	0	7,697.	455,600	767,200	767,200	Year End Roll	12/18/2019
2019	101	FV	238,600	0	7,697.	449,100	687,700	687,700	Year End Roll	1/3/2019
2018	101	FV	238,600	0	7,697.	345,000	583,600	583,600	Year End Roll	12/20/2017
2017	101	FV	238,600	0	7,697.	325,500	564,100	564,100	Year End Roll	1/3/2017
2016	101	FV	238,600	0	7,697.	299,400	538,000	538,000	Year End	1/4/2016
2015	101	FV	232,900	0	7,697.	279,900	512,800	512,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:15:51

LAST REV

Date	Time
01/20/21	10:32:49
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8982

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY PAUL J &	1206-174		6/24/1999		320,000	No	No		
	1020-121		10/1/1986		166,000	No	No		Y

USER DEFINED

Prior Id # 1:	74225
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2015	1375	Re-Roof	7,267		9/18/2015			Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2015	Permit Insp	PC	PHIL C
12/2/2008	Meas/Inspect	336	PATRIOT
4/13/2000	Inspected	263	PATRIOT
2/10/2000	Measured	263	PATRIOT
9/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7697		Sq. Ft.	Site		0	70.	0.85	6									455,639						455,600	

Total AC/HA:	0.17670	Total SF/SM:	7697	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	455,639	Spl Credit		Total:	455,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33359373
Const Adj.:	0.99495000
Adj $ / SQ:	172.492
Other Features:	89800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	394489
Depreciation:	73375
Depreciated Total:	321114

COMMENTS

PDAS.. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

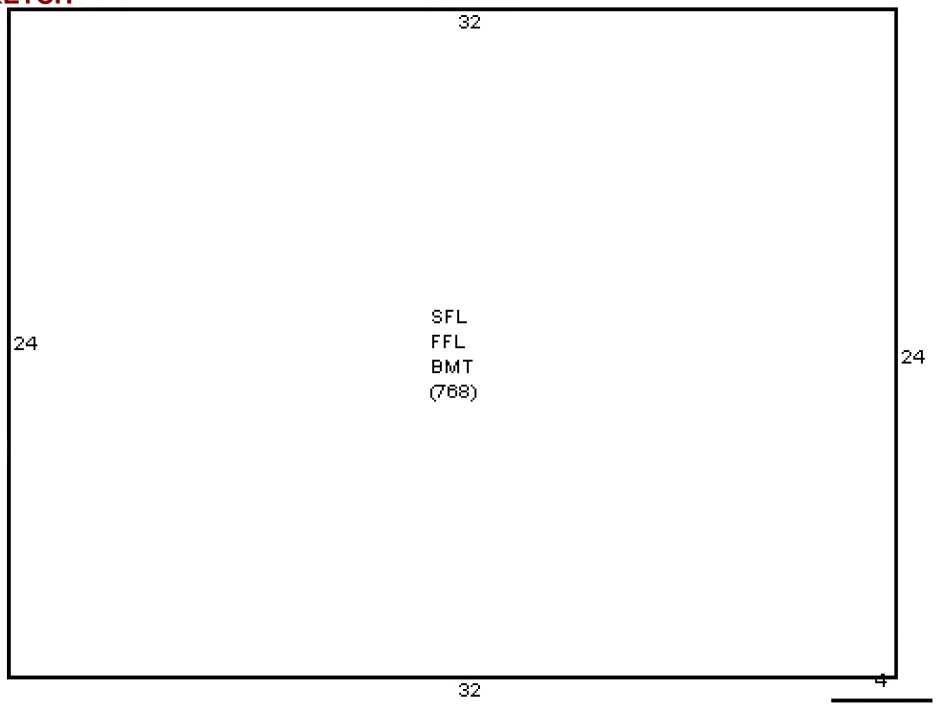
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	172.49
Special Features:	0	Val/Su Net:	139.37
Final Total:	321100	Val/Su SzAd	209.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	51.750	39,742
FFL	First Floor	768	172.490	132,474
SFL	Second Floor	768	172.490	132,474

Net Sketched Area:	2,304			Total:	304,690
Size Ad	1536	Gross Area	2304	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0001-0009.C

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc